142.A	0003	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	933,200	/	933,200
USE VALUE:	933,200	/	933,200
ASSESSED:	933,200	/	933,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	GARSH BRIDGET OCONNOR &
Owner 2:	GARSH DAVID
Owner 3:	
Street 1:	70 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VAKIL SANJAY S -
Owner 2:	CAREY NAOKA -
Street 1:	70 NEWPORT ST
Twn/City:	Arlington
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Vinyl Exterior and 2120 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	933,200			933,200
Total Card	0.000	933,200			933,200
Total Parcel	0.000	933,200			933,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.19 | /Parcel: 440.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 220126

GIS Ref

GIS Ref

Insp Date 09/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.A-0003-0017.0

!14470!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	933,200	0	.		933,200		Year end	12/23/2021
2021	102	FV	905,600	0	.		905,600		Year End Roll	12/10/2020
2020	102	FV	891,800	0	.		891,800	891,800	Year End Roll	12/18/2019
2019	102	FV	776,500	0	.		776,500	776,500	Year End Roll	1/3/2019
2018	102	FV	686,000	0	.		686,000	686,000	Year End Roll	12/20/2017
2017	102	FV	576,700	0	.		576,700	576,700	Year End Roll	1/3/2017
2016	102	FV	576,700	0	.		576,700	576,700	Year End	1/4/2016
2015	102	FV	532,500	0	.		532,500	532,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	19:04:30

LAST REV

Date	Time
10/03/19	17:56:43
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 14470

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAKIL SANJAY S,	62073-284		6/21/2013		607,000	No	No		
VALKIL SANJAY,	56955-588		6/7/2011	Convenience	1	No	No		
JONNALAGADDA NA	43620-559		8/30/2004		385,000	No	No		
LIVINGSTONE PET	31275-605		4/3/2000		307,500	No	No	4	

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2014	1081	New Wind	4,422		8/29/2014			Replace 3 skylight
8/23/2013	1281	Redo Kit	41,000	C				
2/17/2009	97	Inter Fi	65,000			G10	GR FY10	3RD FLOOR FINISH
1/9/2009	21	Dormers	73,000	C		G10	GR FY10	DOUBLE DORMERS - S

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	Measured	DGM	D Mann
5/5/2014	Measured	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
5/15/2001	External Ins	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7180																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	52.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.14528298
Const Adj.:	0.98000199
Adj $ / SQ:	342.326
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1046150
Depreciation:	112984
Depreciated Total:	933166

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 2				Baths: 1			HB 1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	2
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	445.02
Special Features:	0	Val/Su Net:	440.19
Final Total:	933200	Val/Su SzAd	440.19

SKETCH

Undisplayed Areas:
GLA: 2120

8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,120	342.330	725,731

Net Sketched Area:	2,120		Total:	725,731	
Size Ad	2120	Gross Area	2120	FinArea	2120

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.A-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc